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THE NATURE CONSERVANCY NEWS

SUMMER 1974

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THE NATURE CONSERVANCY NEWS

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SUE DODGE, EDITOR

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LAND CONSERVATION THROUGH PRIVATE ACTION

The Nature Conservancy is the only national conservation organization, receiving its support from the public, whose resources are devoted to the preservation of ecologically and environmentally significant land.

Some 669,598 acres of forests, swamps, marshes, prairies, mountains, beaches, and islands in 1,178 projects throughout the United States, have been saved from destruction by the Conservancy since the acquisition of its first preserve in 1954.

The Nature Conservancy works in three ways to protect threatened natural areas: by purchase of land with funds raised through public subscription, by acceptance of donations of land, and by advance acquisition of land for local, state, and federal governments.

A member-governed non-profit organization, The Nature Conservancy was incorporated in 1951 in the District of Columbia for scientific and educational purposes.

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NEW PROJECTS

California

DEATH VALLEY: FLAPJACK AND KET LODES—(Inyo County). 27 acres were purchased for inclusion in Death Valley National Monument. Despite its name, Death Valley supports a wide variety of life forms, including more than 600 different types of vegetation. Wildlife found there includes kit fox, coyote, bobcat, desert bighorn sheep, wild burro, and more than 230 species of birds. Purchase of the Flapjack and Ket Lodes nearly completes land acquisition goals for the National Monument. The tracts are scheduled for transfer to the National Park Service for management.

LAKE TAHOE—CLINE TRACT—(El Dorado County). 7 acres within the scenic Lake Tahoe Basin contain a steep, boulder-strewn forest of Jeffrey Pine bisected by a small stream that flows off Waterhouse Peak to the east. The property, a gift of Messrs. John H. Cline, Jr., James W. Agee and J. Austin Zerkle, will be conveyed to the U.S. Forest Service for management.

Colorado

HOLZWARTH RANCH—(Grand County). Purchased with special funds made available by the First National Bank of Denver, the 634-acre Holzwarth Ranch is a vital addition to Rocky Mountain National Park. The area consists of spruce-pine forest and meadow and includes two meandering miles of the Colorado River's scenic headwaters. The Conservancy will hold the property until Congress passes legislation to include the ranch within Rocky Mountain National Park; at that time the ranch will be transferred to the National Park Service. See story beginning on page 9.

Hawaii

KIPAHULU VALLEY—Addition—(Maui County). The .15-acre tract lies within the proposed boundaries of Kipahulu Valley National Park. A gift of Mr. Samuel Frazier Pryor, Jr., the property will be transferred to the National Park Service.

Illinois

GENSBURG-MARKHAM PRAIRIE—Addition—(Cook County). The Illinois Chapter purchased a ½-acre tract for addition to this prairie preserve located just south of Chicago. The entire prairie is scheduled for ultimate transfer to and management by Northeastern Illinois University.

Kansas

ROY & ELEANOR WALL WOODS—(Douglas County). The 32-acre woodland tract extends the contiguous protected area in the Breidenthal Preserve (Kansas University Endowment Association) and the Rice Woodland Memorial (transferred by The Nature Conservancy to the Kansas University Endowment Association). The climax woodland contains an abundance of hazel shrubs and showy

orchids, and provides habitat for a variety of birds and mammals. Funds for the purchase of the tract and an endowment for its maintenance were provided by Mr. and Mrs. Roy Wall. The property has been transferred to Kansas University Endowment Association for management.

Maine

SUCKER BROOK WATERSHED—Moose Pond Addition—(Oxford County). 21 acres contain woodland and bog areas surrounding Moose Pond, and a portion of Sucker Brook which runs through the pond. The Sucker Brook Watershed is a vital factor in the ecological life of nearby, pristine Kezar Lake. This is the second acquisition in a proposed assemblage in the Sucker Brook Watershed area undertaken by the Conservancy's Maine Chapter and the Kezar Lake Association. Management of the area is the responsibility of the Kezar Lake Association, a project committee of the Conservancy.

Michigan

HOLLOWAY RESERVOIR—Additions—(Genesee and Lapeer Counties). Seven tracts totaling approximately 139 acres were purchased by the Conservancy. The forested tracts contain a blend of northern and southern tree species and a variety of herbaceous plants and shrubs. The area has an exceptional diversity of plant species due to the presence of a number of soil types.

Minnesota

MINNESOTA PRAIRIE CHICKEN PRESERVE SYSTEM—Additions:

—Anna Gronseth Prairie—Additions—(Wilkin County). Purchase of two tracts, 40 and 240 acres, completes acquisition of this 720-acre block of grassland. The wet and mesic prairie, which lies along the beach ridge of glacial Lake Agassiz, provides habitat for prairie chickens, marsh hawks, upland plovers, marbled godwits, kestrels, red-tailed hawks, white-tailed deer, and other wildlife. The Minnesota Chapter will manage the area with the help of local prairie experts.

—Zimmerman Prairie—(Becker County). The Minnesota Chapter purchased 80 acres of gently rolling tallgrass prairie on a glacial till plain. The area's rich black loam soil supports an abundance of both upland and wetland prairie floral species. The prairie provides habitat for the threatened greater prairie chicken, as well as plains pocket gophers, sandhill cranes, and white-tailed deer. The Minnesota Chapter will assume management responsibilities with the assistance of the Department of Natural Resources and the University of Minnesota Technical College in Crookston. Fund raising for this and other units in the Preserve System is underway.

New York

CHESTER M. HARE PROPERTY—(Rensselaer County). A gift from the estate of the late Mr. Chester M. Hare, the 76-acre property consists mainly of open fields on rolling terrain. A small portion of the tract is wooded with white pine and oak. The preserve is to be transferred to the Pittstown Environmental Commission for inclusion in the town's open space management program.

HOPE GODDARD ISELIN PRESERVE—Addition—(Nassau County). The 42-acre preserve contains woodland of American beech, white pine, laurel, hickory, maple and oak. About one half of the acreage is open grassy fields. This is the third in a series of four annual donations of 10-½ acres each. The donors are Mrs. Mary Dodderidge, Mrs. Ann Payne, and Mr. Sidney Mitchell, Jr. The Long Island Chapter will coordinate the management of the area.

MINERAL SPRING FALLS—(Orange County). Scenic Mineral Spring Brook, with its 50-foot waterfall and series of cascades, flows through a hemlock-lined ravine. The brook drains Sutherland Pond in Harvard University's Black Rock Forest on Storm King Mountain. The remainder of the property is a mixed hardwood forest including oak, beech, and hickory. Fund raising for and management of the 118-acre purchase will be the responsibilities of the Eastern New York Chapter with the assistance of the Explorers Club of New York.

ST. REGIS POND—(Franklin County). Bisected by the St. Regis River, the property is heavily forested with spruce, white pine and other vegetation typical of the Adirondack forest region. The 530-acre tract, which provides the only public access to nine miles of canoeable waters, is scheduled for transfer to the State of New York Department of Environmental Conservation.

Tennessee

SAVAGE GULF—Knight Tract—(Grundy County). The Conservancy purchased 192 acres within Savage Gulf, a rugged wilderness area with magnificent old-growth stands of shortleaf pine and mixed hardwoods. Flowing through the Gulf is Savage Creek, on which are Savage Falls and 75 lesser falls, and cascades which characterize the 800 foot drop from the Cumberland Plateau to the valley floor where the creek flows into the Collins River. Numerous unexplored caves permeate the Savage Wilderness. The tract is scheduled for transfer to the Tennessee Department of Conservation.

Vermont

CHALOUX TRACT—(Orange and Caledonia Counties). The 3,100-acre property contains most of the watershed for the Waits River headwaters and includes the summits of Burnt Mountain and Butterfield Mountain. Northern hardwood forest is the area's predominant vegetation with some hemlock and spruce-fir stands. Black bear, white-tailed deer, raccoon, and fox inhabit the area. The tract is to be tranferred to and managed by the State of Vermont Agency of Environmental Conservation.

Washington

ERROLL AND LEOTTA RAWSON GRANT—(Kitsap County). The 37-acre gift is a contiguous addition to Rawson Grant Preserve which contains a salt marsh, a forested watershed, and a beach. The addition is a gift of Dr. Erroll and Leotta Rawson.

West Virginia

GREENLAND GAP—(Grant County). An area of approximately 255 acres, the gap is a dramatic geologic structure which has been carved by a stream cutting at right angles through the Wills Creek Anticline. Patterson Creek runs for three miles through the gap in a series of rapids and falls, and massive cliffs of pink and white Tuscarora quartzite tower 800 feet above the stream. The property is a gift of Greenland Lodge, Inc. The West Virginia Chapter is currently seeking funds to cover the expense of surveying the tract.

THE CONSERVATION EASEMENT:

Tool for Land Savers

by Russell L. Brenneman

It has always struck me as strange that people can own land. People can't own the air or the waters of the sea, but they do undoubtedly "own" land within our complex system of law. That law, whose roots lie in feudal custom, looks at title to land as the familiar "bundle of rights." The owner of the whole bundle has many different rights, not the least of which is the right to develop or exploit the land for his immediate personal gain, without reference to the social or natural impacts of that exploitation.

Our economic system works to motivate landowners to convert the intangible development right, which is part of the bundle of rights, to profit for the owner in response to immediate market place demand. Since the economic system is presumed to be responsive to human needs and wishes, the conversion also presumably serves a valid social purpose.

The landowner is entitled to retain the profit from this conversion, subject to whatever tax laws might be applicable. This struck my *grandfather* as strange, which shows how long we in my family have been puzzled about these things. He believed that the increment in the value of land, being unearned, should belong to the whole community. He was not, incidentally, a bomb-throwing bolshevik but a middle-class businessman in Columbus, Ohio, who grew up on a farm and was a staunch Republican all his life.

To some extent these characteristics of the legal and economic systems have been modified through zoning and other types of land control laws and through specialized tax laws relating to the sale of land. However, the overall effect is the conversion of our farms, forests, valleys and hillsides through development without reference to their value to the world's present society, the needs of future generations, or the survival of life.

It is to the credit of conservationists that they have consistently questioned the consequences of irresponsible exploitation of land. Their questions have led many individual landowners and land saving organizations such as The Nature Conservancy into effective programs to remove significant land from inexorable exposure to the market place. Many landowners, perceiving these issues, do not wish to exercise their development rights but, rather, wish to surrender them and insure that this surrender will be binding on future owners of the land. On the other hand, these landowners also wish to retain all other rights of ownership, together with the right to transfer their limited title to others.

An approach which can accomplish this in many American states has come to be called the "conservation easement" or "conservation restriction." The conservation easement has been described both as a panacea (by promoters of the idea) and as an illusion (by some real property lawyers). However, over the past decade it has become a relatively familiar land saving technique associated with predictable legal results and recognized tax benefits.

Lawyers have had all kinds of trouble with the early characterization of this interest as an easement. To a lawyer an easement usually means an affirmative right to use somebody else's land for some purpose. Furthermore, to "run with the land" under conventional theory, an easement had to be "appurtenant," which means that the holder of the easement had to own nearby land benefitted by the easement.

This "easement" didn't fit very well into classical common law doctrine, but on the other hand there seemed to be no good modern reason why a landowner should not be able to surrender his development rights. As lawyers chewed their fingernails, conservation clients went right on demanding to grant conservation easements to land saving organizations.

In some states it has been found that, nomenclature aside, no good common law basis exists for refusing to recognize and use the conservation easement as a land use control. In other states, such as Massachusetts, Virginia, New Hampshire, and Connecticut, among others, it was seen as necessary to enact statutes specifically recognizing the conservation easement or restriction and stipulating the ways in which it could be used. Thus were legal impediments removed in some jurisdictions.

What is the tax effect of granting a conservation easement to a public agency or to an organization such as the Conservancy? This question

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Mr. Brenneman, a member of the Hartford (Connecticut) Bar, is author of *Private Approaches to the Preservation of Open Land.* For years he has served as volunteer legal consultant to the Conservancy's Connecticut Chapter, as well as to many other conservation organizations.

The Conservancy holds a number of conservation easements on lands along Connecticut's Bantam River.

finds focus in three primary areas: the federal income, gift and estate taxes; the local property tax; and the valuation of the interest transferred and the residual title.

Under the federal income and estate tax law, generally speaking, the value of a permanent conservation easement is deductible under the rules which apply to charitable contributions, and the transfer is not a taxable gift. Certain ambiguities suggested by the Tax Reform Act of 1969 were subsequently largely removed by regulations. This opens not only the possibility of substantial income tax savings through gifts of "open space" easements but also the opportunity to reduce federal estate taxes. This may be particularly attractive in estates having a large land component (which also may connote illiquidity).

The value of the gift for federal income and estate tax purposes is the "before and after" value; that is, the value of the property after the development right is removed as compared to its value beforehand.

The property tax raises a somewhat thornier issue. The theory, which is perfectly sound, runs like this: In most states property must be assessed on the tax list at its fair market value. Included in this "bundle" of value is the development right "stick." Indeed, this may be the most important component of the land value. If this stick is removed, the fair market value, and thus the assessed value, should be reduced.

While the theory is perfectly valid, it is dangerous to assume a particular property tax result in a given case. If the landowner owns land adjacent to the property protected by a conservation easement, the assessor may claim that the value of the adjoining property has been increased by the added protection. Assessing practices may be such that the land is assessed at a rock-bottom value anyway.

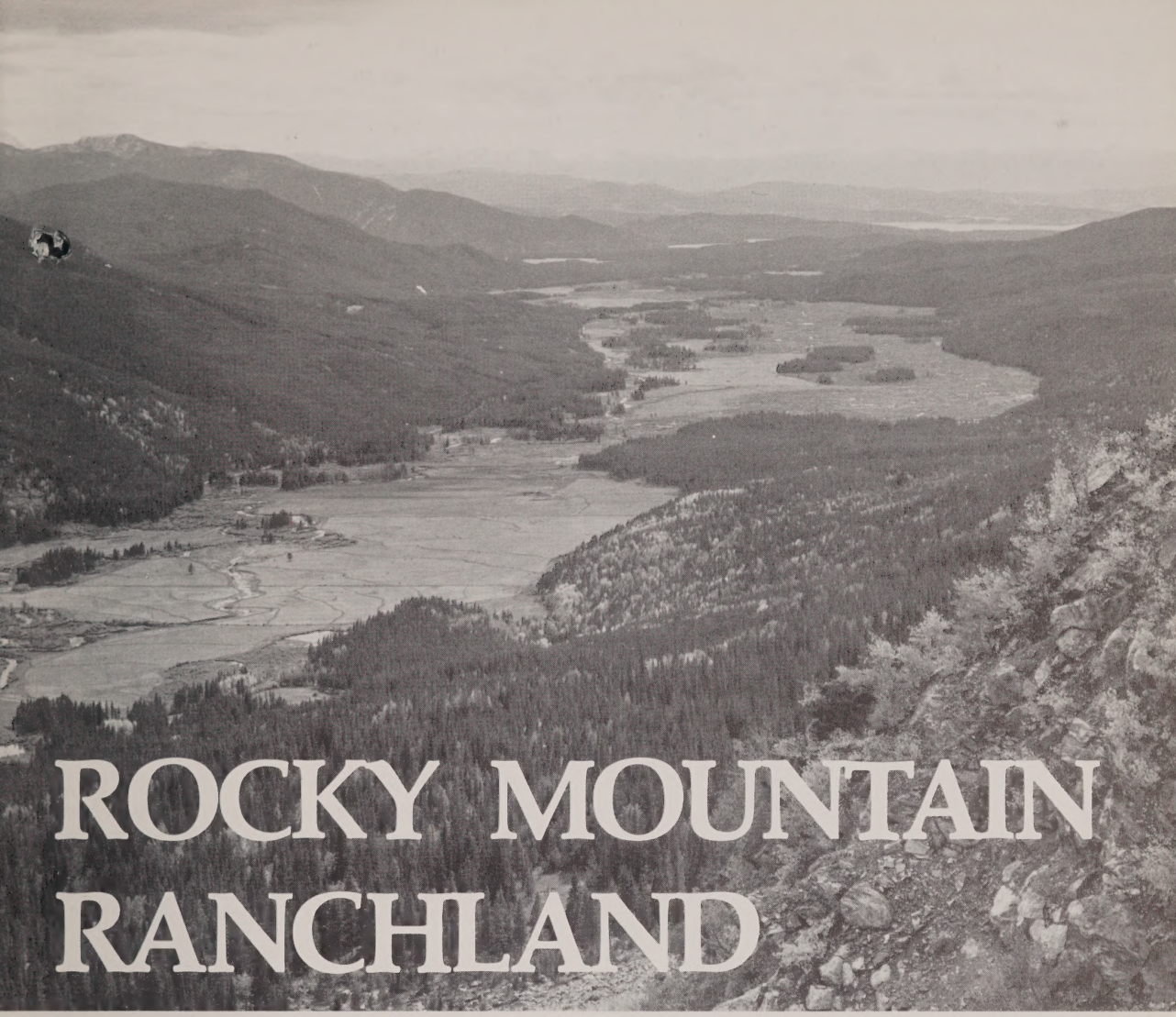
Land saving organizations using easements have found it beneficial to discuss their program with local assessors and reach an accommodation, as they have done very successfully in New Canaan, Connecticut. Some owners will be content if the assessed value of their property can merely be frozen, at least for a period of time, and not seek a reduction in assessment values.

The third point of focus obviously relates to the first two. Valuation of less-than-fee interests in land is notoriously difficult, and many appraisers are not familiar with conservation easements or how they relate to the "bundle of rights" or, in their terms, "bundle of value" concept. Land saving organizations have found it useful to stimulate skilled and sophisticated appraisers to give thought to techniques of valuing this particular interest.

While the emphasis in this comment has been on the gift of conservation easements or restrictions, it should be remembered that they can be purchased as well as received by gift, if the local land law so permits. Buying an easement is just like buying any other interest in land, and valuation is a common problem. Some public officials have argued that development rights may comprise as much as 90% of the value of a given parcel of land, and if these rights must be purchased, one might as well go right ahead and purchase the land itself. Others say the 90% figure is very high.

Where can conservation easements and restrictions be used? They can be used wherever the objective is to control the future of a piece of land as opposed to modifying its present use and where it is unnecessary for the easement holder to have any rights as a landowner other than the right to enforce the restriction.

Land saving organizations have begun using conservation easements with increasing frequency. During the past year, the Conservancy has accepted donations of conservation easements on land along the Bantam River in Connecticut, on islands along the Maine Coast, in the San Francisco Bay area, and in many other places. A body of experience is growing which will be helpful in responding to some of the questions that remain unanswered. The "conservation easement," misnamed or not, has become a sturdy and flexible tool for The Nature Conservancy and for others in the business of saving land.



ROCKY MOUNTAIN RANCHLAND

by Henry P. Little
Acting Director
Western Regional Office

"My head is gettin' so big I can hardly find a hat to fit it anymore. Why, people've been writin' from all over thankin' me for saving my ranch," 71-year-old Colorado rancher Johnny Holzwarth announced with a mischievous grin to Colorado Conservancy members at the Chapter Annual Dinner on May 10th.

Last March Holzwarth sold his 634-acre Never Summer Ranch to The Nature Conservancy for eventual inclusion in Rocky Mountain National Park. The dude ranch, 115 miles northwest of Denver, is the gateway to the scenic Kawuneeche Valley, a sliver of privately-owned land wedged between the towering rocky mountains on the west boundary of the park and the Arapaho National Forest. Carved out by vast sheets of moving ice some 10,000 years ago, the conifer forested and meadowed Holzwarth Ranch contains two meandering miles of the Colorado River's headwaters and is prime habitat for elk, deer, beaver, marsh birds and a variety of small wildlife.

That the ranch will become a part of the park suits Johnny Holzwarth just fine. For years he's refused even to consider developers' offers, including one of $1,000,000 for only 500 acres. "Those realtors tried to get me to consider the money-making aspects of the place," he says, "but I hadn't spent most of my life putting the place together just to see it pieced out again."

At a luncheon hosted in his honor by First National Bank of Denver President, Theodore Brown, Holzwarth recalled emotionally, "I was no conservationist when I first started. I didn't know any better. But as time went on I realized what I had and how nature works things. It was a wonderful experience having a ranch. I am part of it."

Johnny Holzwarth

Holzwarth's father, a German immigrant, bought the first 160 acres in 1918 for a dude ranch and two years later moved the family on the ranch where Johnny lived until last fall when a stroke forced him to move temporarily to Denver for medical treatment. Adds Holzwarth, "I was raising so much trouble in the city and in school my father thought I better get out on a ranch and do some work." While still a teenager, Johnny took over running the ranch with his mother and sisters after an accident crippled his father. Long hours of clearing land and cultivating hay, of buying, breaking, feeding, training and selling horses, and of hosting fishermen, horsemen, hunters and hikers kept the ranch going for 54 years. "We were too dumb and too stubborn to give it up," he says. "There were 27 ranches in the valley then; now there is only one."

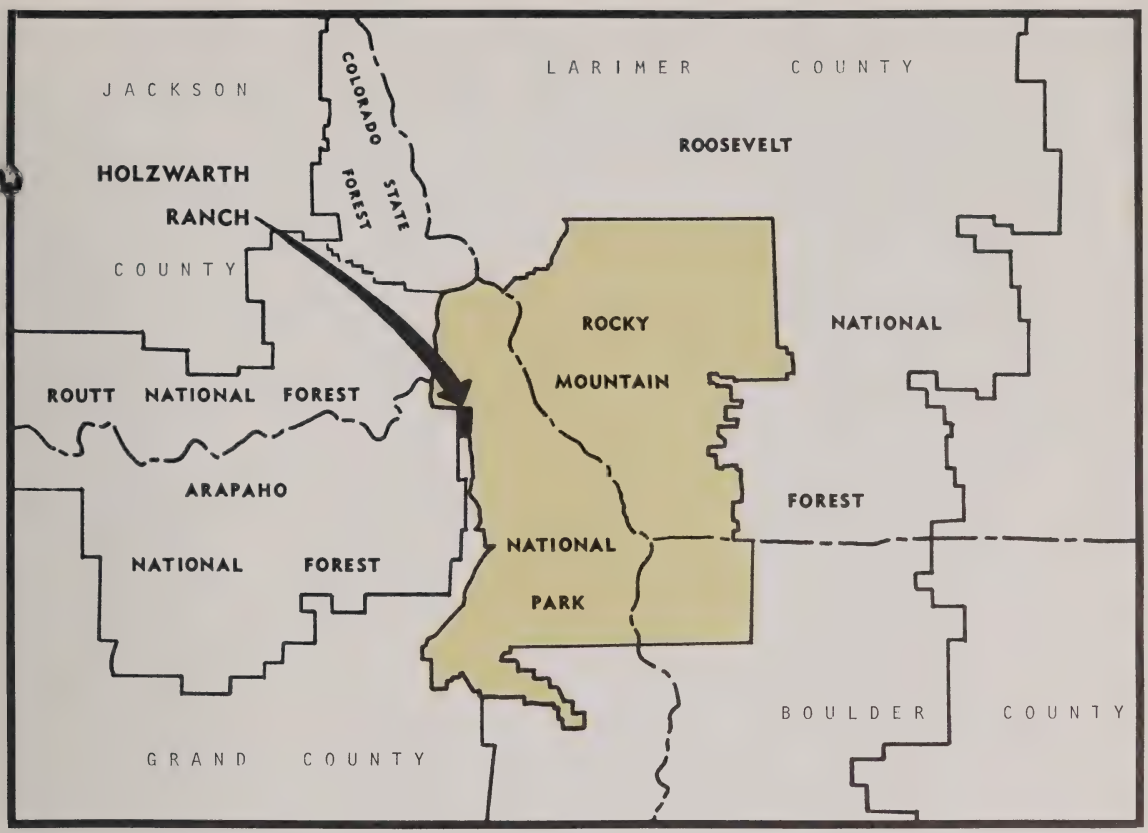
"One of the reasons I couldn't sell is that I could never stand to see somebody run that place and run it wrong," Holzwarth says. "I hope that The Nature Conservancy and the Park will take good care of it like I did. Those who've been to my ranch know how come I took such good care of it, cause it's written right on my front door an' it says, 'I hear no evil, I see no evil, I speak no evil because I'm the meanest, evilest S.O.B. in the valley'."

But Holzwarth now figures he can rest easy knowing that the park plans to use the ranch as an historical interpretive site. The original ranch house and farm buildings, at the northern edge of the ranch, are highly representative of the homesteading efforts of the Kawuneeche Valley's first settlers. To illustrate the early settler's life to the park's two and a half million annual visitors, the Holzwarth Homestead will be authentically recreated, just as it was when Johnny and his family first moved in.

The valley ranchland is also an important part of the scenic and ecological integrity of Rocky Mountain Park. The ranch's preservation insures that the breathtaking panorama viewed from the park's only through road, Trail Ridge Road, will not be blotted by billboards, bars, curio shops and motels that so often have despoiled this country's lovely natural landscapes.

Protection of Never Summer Ranch within Rocky Mountain Park will enhance the park's wildlife restoration program. When Holzwarth

Ice house on the old Holzwarth homestead.



moved into the Kawuneeche Valley in the early 1900's, much of the wildlife had been hunted out and the terrain scarred by logging and mining. The creation of Rocky Mountain National Park in 1915 permitted the re-establishment of elk, mule deer and other wildlife. Not until 1938 did Johnny Holzwarth spot elk in the western part of the park. Today, the gray wolf, bison and Colorado grizzly are gone, but Bighorn sheep, black bear and elusive marten still inhabit remote sections of the park. Re-introduction of moose and otter on the ranch is being considered by the Rocky Mountain Nature Association, a local group of volunteers who will manage the property for the Conservancy until it is deeded to the National Park Service.

All other native species of small mammals, birds, insects, and fish are found in the park today. The park's management policy is summed up in the 1972 Rocky Mountain National Park Master Plan: "If dynamic ecosystems are to be perpetuated natural forces must prevail. The basic strategy is clear: restore missing plant, animal, and fish types, and insure that natural environmental rhythms continue."

The Nature Conservancy's ability to act quickly to assist the National Park Service in acquiring the Never Summer Ranch was due in large part to the prompt action of the First National Bank of Denver. By providing the Conservancy with a public-spirited unsecured term loan of $875,000, the First of Denver enabled the Conservancy to exercise an about-to-expire purchase option that had been worked out between the National Park Service and Holzwarth several years ago. Last year the Park Service purchased 150 acres of the Never Summer Ranch within the existing park boundary. The Conservancy exercised the option for the 634-acre parcel outside the park boundary when it became apparent that Congressional approval of an appropriation for the proposed boundary expansion would not be forthcoming in time for the Park Service to make the purchase.

Next time you have the opportunity to cross Rocky Mountain National Park by auto or on foot, and wind your way down into the glorious Kawuneeche Valley, stop at the first ranch you come to and ask for Johnny Holzwarth. Better yet, look beyond to the pasture for a rancher feeding his horses. He'll be there for at least another ten years, living in his ranch house and advising the park rangers on how the homestead was run 54 years ago. He can tell more about the history of the valley than anyone around.

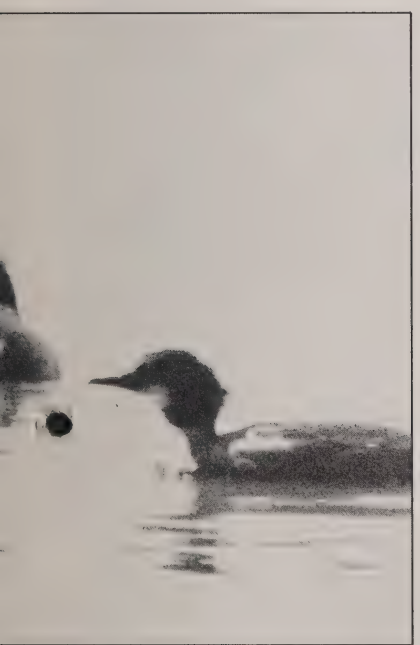
MASON NECK

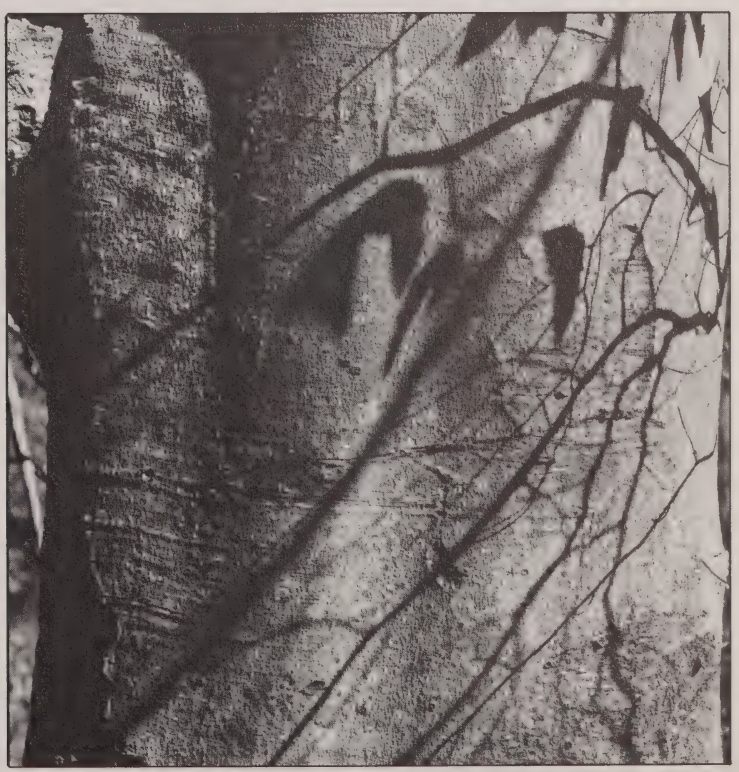
A Portfolio by Sam Sloan

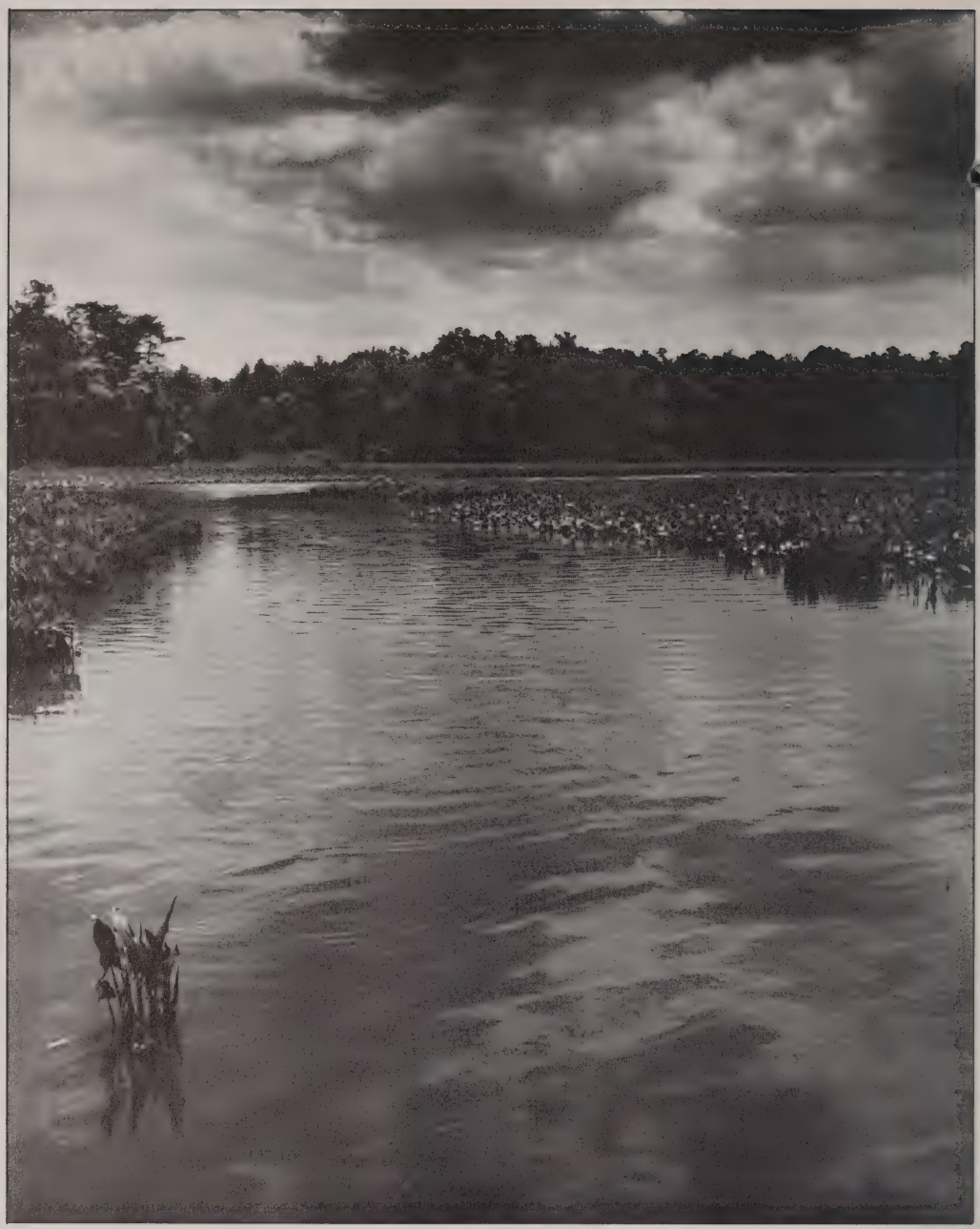
The photography of freelancer Sam Sloan is well known to most *News* readers. On four *News* covers and many inside pages, his striking and beautiful photos have helped tell the story of the natural land.

Mr. Sloan and his family recently moved from Lorton, Virginia, to Chelsea, Vermont, where they are restoring a mid-19th century farmhouse and barn. The barn is being remodeled for use as a darkroom and studio.

The photographs in this special portfolio were taken in the Belmont Bay and Kane Creek vicinities of Mason Neck, the 3,000-acre wildlife refuge just south of Washington, D.C.







ARTICLE II AMENDMENT

A New Statement of the Conservancy's Objectives

Conservancy members attending the 1974 Annual Meeting voted to adopt an amendment to Article II of the Bylaws: the statement of the Objectives of The Nature Conservancy. These objectives were proposed by the Board of Governors after a year of deliberation by the Board's Long Range Planning Committee.

The new Article II contains no new objectives, and mandates no new directions for the organization. It does, however, clarify much that was vague in the earlier statement and sets forth the Conservancy's objectives with elegant succinctness.

The following pictorial essay illustrates The Nature Conservancy's activity, past and present, in pursuit of these objectives.

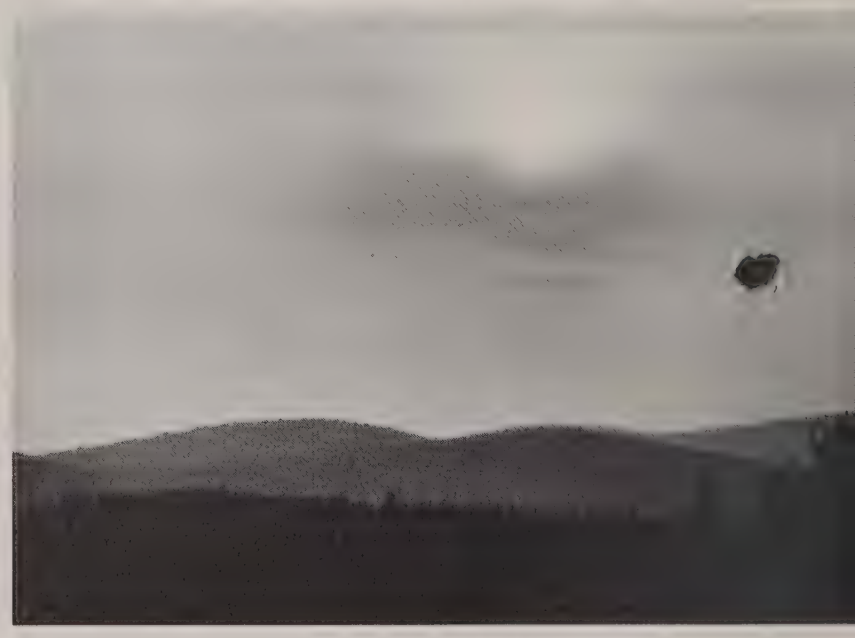
1. To preserve natural areas for biological diversity, . . .

Cedar Glen Eagle Roost, Illinois, provides habitat for the endangered bald eagle.

. . . for the uses of science,

Kansas University scientists annually burn parts of Konza Prairie as part of their research and management program.

. . . and for the wilderness experience.



Santanoni Preserve, New York, a 12,500-acre wilderness area in the heart of Adirondack Park.

2. To preserve open land for conservation of natural features,

Barberville Falls, New York, near Troy and Albany, features a 110-foot waterfall on Poestenkill Creek.

. . . for pleasure or recreation,

Slide Ranch, California, scheduled for inclusion in the Golden Gate National Recreation Area.

. . . and for education.

Local school children attend outdoor nature classes at the University of Wisconsin Arboretum.

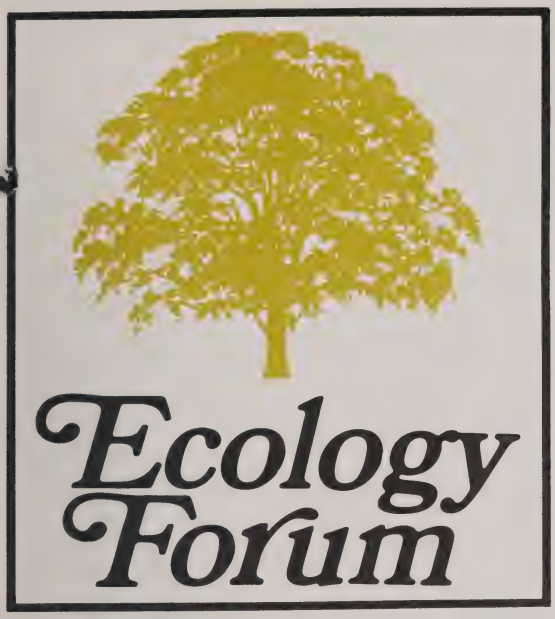
3. To restore land.

Salt marsh restoration program at Hambleton Island, Maryland.

4. To improve techniques of land preservation by demonstrating to others how to do it well, by studying and trying out new ways to do it better, and by devising standards and priorities for the preservation of natural areas.

5. To advance the cause of natural area preservation in the schools, in private enterprise, in government, and in other countries.

6. To advance the foregoing objectives in cooperation with other organizations having similar and related objectives.



No. 12
by Helmut P. Moyseenko

A COMPREHENSIVE NATURAL AREAS PROGRAM

The Nature Conservancy's newly-initiated State Natural Heritage Program is intended to provide the states with the technical skills and methodologies needed to develop a comprehensive program for the identification and preservation of natural elements of ecological significance. All the necessary ingredients—planning priorities, ecological considerations, analytical components, and state involvement—will be combined to carry out a comprehensive natural areas program at the state level.

The program, a cooperative effort involving The Nature Conservancy and the appropriate departments of state governments, is a powerful, realistic extension of the Conservancy's traditional function—acquiring and preserving vital natural areas. Over a 20-year span, The Nature Conservancy, alone and in conjunction with other organizations, has preserved over 650,000 acres of natural land. However, this accomplishment is small when compared to the amount of land lost to development each year. Private funding and resources are simply insufficient to protect effectively the larger segments of our natural areas. Hopefully, by involving the states in land preservation, the State Natural Heritage Program will facilitate the preservation of more and larger tracts of natural land.

Again and again we have seen natural areas plowed under in a wholesale fashion because ecological information was not a part of the overall planning process, but was simply treated as a leftover entity after all the development variables were determined. Too often natural areas remain untouched only because site conditions are cost-prohibitive for normal construction methods. However, even when the ecological impact of development is considered, action is often obstructed by the difficulty of centralizing environmental data and disseminating it to the planners and decision makers. Once the natural areas are identified, how do we manage the inventory data and channel the information to the physical planners and decision makers?

Assuming that the biological information is desired and will be utilized by planners if presented in a compact and usable format, an inherent part of the heritage program is the development of an automated storage and retrieval capability for ecological information. The ability to store, update, manipulate and analyze data has never been fully applied to the natural areas field; yet we see the application of computers to many facets of our lives. When faced with decisions affecting natural areas, planners should be able to obtain ecological data which supply critical answers to development and preservation questions.

By using the computer system approach, we can now build a versatile ecological data base. The information will be assembled into a master file and will include such items as endangered species of plants and animals. Each item will be classified as to its surrounding ecological system. As more information is obtained, it will be added to the computer files for permanent storage. The ecological data will be continuously updated in response to better data obtained from field surveys and evaluations. When the ecological data becomes sufficient, the computer can begin to analyze, cross reference, compare, and interrelate spatially distributed information and identify ecological priorities for land acquisition or protection.

Spatial information can best be visualized, interpreted and displayed by maps. For this reason, the computer system will not only be capable of traditional computer outputs, but will also provide maps displaying the ecological category(ies). Maps for nearly every category of data will be easily and rapidly produced by the computer. Inventory information can be enhanced by calling upon two or more categories of data. For example, one might want to see the distribution of hemlock types in relation to other species. A map showing the relationship would require the computer program to retrieve data from both categories and

combine them on one map. The task of concatenating and purging information from different files is an invaluable analytical technique.

The second major component—the inventory phase—consists of developing an ecological classification system which will serve to identify and assist in gathering information on various natural areas. The classification system will determine the various ecological distinctions within the states and will allow easy recognition of the major ecosystems. Data will be collected from questionnaires and reports; by interpreting maps and aerial and general photographs; and by field reconnaissance. Information will also be acquired from planning agencies, environmental groups, and other organizations. Once the inventory data approaches a pre-determined ideal, a rating system can be applied to establish priorities for the preservation of these areas. This subjective rating system, which we will design into the computer system, will provide the means by which the best natural areas within the states can be delineated.

Having identified the outstanding natural areas and established preservation priorities, we turn to the implementation phase—the third major component of the program. The Nature Conservancy is reviewing an array of existing and proposed land protective measures to determine the best methodology for protecting natural areas which have been identified. Implementation techniques in other jurisdictions will be studied for possible application in a particular state heritage program. Implementation procedures for the protection of these areas will then be drafted. It is likely that these procedures will be in the form of alternatives—land use controls, the creation of tax incentives, funding programs, or the establishment of programs of less-than-fee interest acquisition. In essence, the Conservancy will be providing technical assistance and recommending a variety of protective strategies to the states.

The State Natural Heritage Program is focusing on maintaining ecological diversity and eventually attacking the bigger problem of land carrying capacity and providing data for future impact assessment studies. Surely planning at any level must begin with an inventory of natural systems, followed by analyzing needs for open space, recreational amenities, micro climates, soil conditions, slopes, topography, and so forth. Developmental needs such as buildings and roads need not be constructed on fragile natural areas; such structures are "shiftable and replaceable" and can be planned to accommodate and complement the natural landscape. If construction is to proceed, it should not be at the expense of obliterating our natural landscape; we must minimize environmental impacts. The Conservancy's program is not intended to harness development, but simply to enable ecological considerations to become a part of the overall process by which land use is determined. We at the Conservancy hope the State Natural Heritage Program will close the information gap that exists in many states by balancing the equation between development and natural systems needs. Above all, we want to ensure that natural areas are not overlooked as development treads on. We can do this through the heritage program, while simultaneously setting priorities for the Conservancy's own acquisitions.

1974 ANNUAL MEETING AND CONFERENCE

Members, governors and staff from throughout the nation attended this year's Annual Meeting and Conference held in Washington, D.C. Saturday morning, following a prior evening reception in the Continental Room of the Sheraton Park Hotel, conference attendees heard panelists discuss the protective aspects of land use. After the opening session, Patrick F. Noonan, Conservancy president, briefed members and guests on the highlights of the previous year using slides taken at representative Conservancy projects across the nation.

At this year's Annual Meeting, members elected eight new governors and re-elected four others. Elected officers for 1974 are Wallace Dayton, Chairman; Alfred Heller, Jane Yarn, William Blair, Jr., Vice Chairmen; Richard Weinstein, Secretary; Robert Bennett, Treasurer. Bylaw amendments which included a refined and more accurate statement of Conservancy objectives were voted upon favorably.

Nathaniel P. Reed, Assistant Secretary for Fish and Wildlife and Parks, U.S. Department of the Interior, told listeners at the Saturday awards luncheon that working together, the Conservancy and Department of the Interior had saved thousands of acres of natural land. He thanked the Conservancy for its successful efforts. Earlier in the proceedings, Dr. George Cooley accepted a special award in the spirit of the many people who had helped the Conservancy grow. "People," Dr. Cooley said, "were and are the Conservancy's greatest and most important resource." Six Conservancy Oak Leaf winners were on hand to be honored for their service to and effort on behalf of land conservation.

Saturday afternoon, over 150 Conservancy members trooped onto buses, and with guides from the Conservancy's science department and

the Fish and Wildlife Service, toured the Mason Neck National Wildlife Refuge south of Washington on the Potomac. The following morning, travelers for the Dismal Swamp boarded three buses for the four-hour trip to Suffolk, Virginia. Guides from the Fish and Wildlife Service and Old Dominion University were on hand to meet the buses. Clear skies and unseasonably warm weather gave travelers—who included members, guests and staff, all of whom paid an equal share of the expenses—a fine opportunity to explore the Great Dismal as far as their legs would take them. After five hours in the refuge, Sunday evening dinner in Norfolk and a quiet night were much appreciated. The travelers returned to Washington Monday afternoon.

At this writing, the location for the 1975 Annual Meeting has not yet been set.

FREDERIC E. LAKE

Frederic E. Lake, Chairman of the South Fork-Shelter Island Chapter, died suddenly on June 14, 1974. Mr. Lake, whose dedication and vision were largely responsible for the creation of the South Fork-Shelter Island Chapter, founded the group's predecessor organization in 1965. Under Mr. Lake's leadership, the chapter has acquired and now manages 35 sanctuaries in the eastern end of Long Island. Four of the areas were established as teaching preserves to help students of the region understand and appreciate the natural world, its beauty and intricacy.

The Conservancy will miss Freddie Lake, his effectiveness, humor and sensitivity.

FRANCIS LEE JAQUES: ARTIST OF THE WILDERNESS WORLD

The works of the late wildlife artist and Conservancy member, Francis Lee Jaques, have been published by Doubleday and Company. Originally scheduled for sale last winter, the books were returned to the printer when Doubleday discovered that the bindings and a few of the color plates did not meet their standards.

The defects have now been eliminated, and the book is once again being offered. Doubleday has made it possible for Conservancy members to obtain the publication at a savings. Just before receiving this edition of the News, you should have received a mailing concerning the Jaques book.

Through the generosity of the artist's late wife, all royalty income from the Francis Lee Jaques book will go to the Conservancy. Consequently, members have the opportunity to purchase the fine Jaques book at reduced cost while supporting Conservancy activities.

Roy D. Chapin, Jr., American Motors board chairman, presents award to Richard and Lucile Durrell.

THREE RECEIVE AMERICAN MOTORS CONSERVATION AWARDS

American Motors Conservation Awards went to three Conservancy life members this year. Richard and Lucile Durrell received the award in the non-professional category, and Conservancy President Patrick F. Noonan received his honor in the professional category. The Durrells were honored for their continuing work on behalf of a variety of conservation efforts throughout the State of Ohio, including their funding of and active leadership in The Nature Conservancy's Ohio Chapter. Pat Noonan received his award in recognition of his success as a Conservancy staff member and now as the organization's President in bringing about the conservation of literally thousands of acres of important natural lands.

The awards were given by American Motors board chairman, Roy D. Chapin, Jr., at special ceremonies in Washington, D.C., marking the recognition program's twentieth anniversary.

ANNUAL REPORT 1973

The Nature Conservancy's Annual Report covering the fiscal period from January 1 to December 31, 1973, is now available on request. Write to Mrs. Sue Dodge, Director of Publications, at the National Office.

Principality of Outer Baldonia: for the birds

In 1949, Russell Arundel, an ardent sportsman, was fishing off the coast of Nova Scotia, Canada, in the great tuna fishing area known as Soldier's Rip, when his boat was overtaken by a squall. He took refuge on a treeless island occupied only by some half-wild sheep and a nesting colony of terns. Enchanted by the place, Arundel decided to buy it, and before long, he was the owner of tiny Outer Bald Island, the outermost of the Tusket Islands located some miles south of Wedgeport.

Arundel decided, however, that ownership of the island was not enough. After proclaiming himself "Prince of Princes," he drew up a Declaration of Independence and a Constitution for the Principality of Outer Baldonia. The Declaration states that "fishermen are endowed with the following rights: The right to lie and be believed, the right of freedom from question, nagging, shaving, interruption, women, taxes, politics, war, monologues, cant and inhibitions, the right to sleep all day and stay up all night." Two dozen colleagues were made Princes of Outer Baldonia, and a number of local guides were commissioned as Eight Star Admirals in the Outer Baldonian Navy. These appointments were made by Letters Patent bearing the Coat of Arms of the Principality (dominated by tuna, sheep and a grinning, top-hatted lobster), authenticated by the Great Seal and signed "Russell Rex" by Mr. Arundel. Passports and postage stamps were designed. A currency was established, based on the "tunar," the coin of the realm. And on the island's ragged cliffs, a twenty-by-thirty-foot stone castle was built and adorned by the royal Baldonian banner.

Arundel then set about the task of attaining foreign recognition of Outer Baldonia. The principality was listed in the District of Columbia telephone book; Rand McNally was instructed to correct its maps to show the new state, as was the National Geographic Society; the Board of Geographic Names of the U.S. Government was likewise regally commanded to take notice of the new fact. The Provincial Government of Nova Scotia issued a press statement that it was undecided about recognition of the new state. The U.S. Government did not respond officially, but a minion of the State Department did call once to ask about the principal exports.

Before long, tongue-in-cheek articles about Outer Baldonia began to appear in Canadian newspapers; the story somehow reached Germany and was translated and printed, in all seriousness, in the journal *Industrikurier*. In 1952 the German article reached Moscow. The Soviet response was to publish a blast in the *Moscow Literary Gazette*, quoting the Declaration of Independence and excoriating the Western Imperialist, Prince Russell, who had given his people the right not to adhere to the ethical and moral laws established by mankind. What else would one expect? Outer Baldonia sent an official protest to Moscow.

As the years rolled by Mr. Arundel's interests turned more to the birds that nested on Outer Baldonia and he decided to assure its future as a sanctuary for breeding sea birds. In 1973 he gave the island to The Nature Conservancy by simple deed, disdaining a Treaty of Cession, partly because the Conservancy was advised by counsel that it probably did not have the power to annex an independent country.

Today the only relic of Outer Bald's illustrious past is Prince Russell's castle (now a winter shelter for the island's sheep). Through arrangements made by the Conservancy and its sister organization, The Nature Conservancy of Canada, the island and its rookeries are now owned and protected by the Nova Scotia Bird Society.

Preserving land
for now and for the future
is what the Conservancy does.

Only you can make it continue to happen.

Please contribute to the General Fund.

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